

Type of Grow:

Site 1: [REDACTED]

Site 2: [REDACTED]

Submit for Company's Current Indoor Cannabis Cultivation Facility

A blueprint (attached): [REDACTED]

1. *for indoor cannabis cultivation, the square footage of the areas where cannabis is to be grown;*

Total of 3,000 sq/ft of Cultivation area [REDACTED]
[REDACTED]
[REDACTED]

2. *the total number of grow lights per room;*

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

3. *the square footage of the areas where cannabis is to be harvested;*

[REDACTED]
[REDACTED]
[REDACTED]

4. *the area where cannabis is to be dried, trimmed, and cured;*
(noted on attached floor plan)

5. *the square footage of the areas where cannabis is to be packaged for wholesale.*
(noted on attached floor plan)

6. *the total square footage of the cultivation facility;*

[REDACTED]

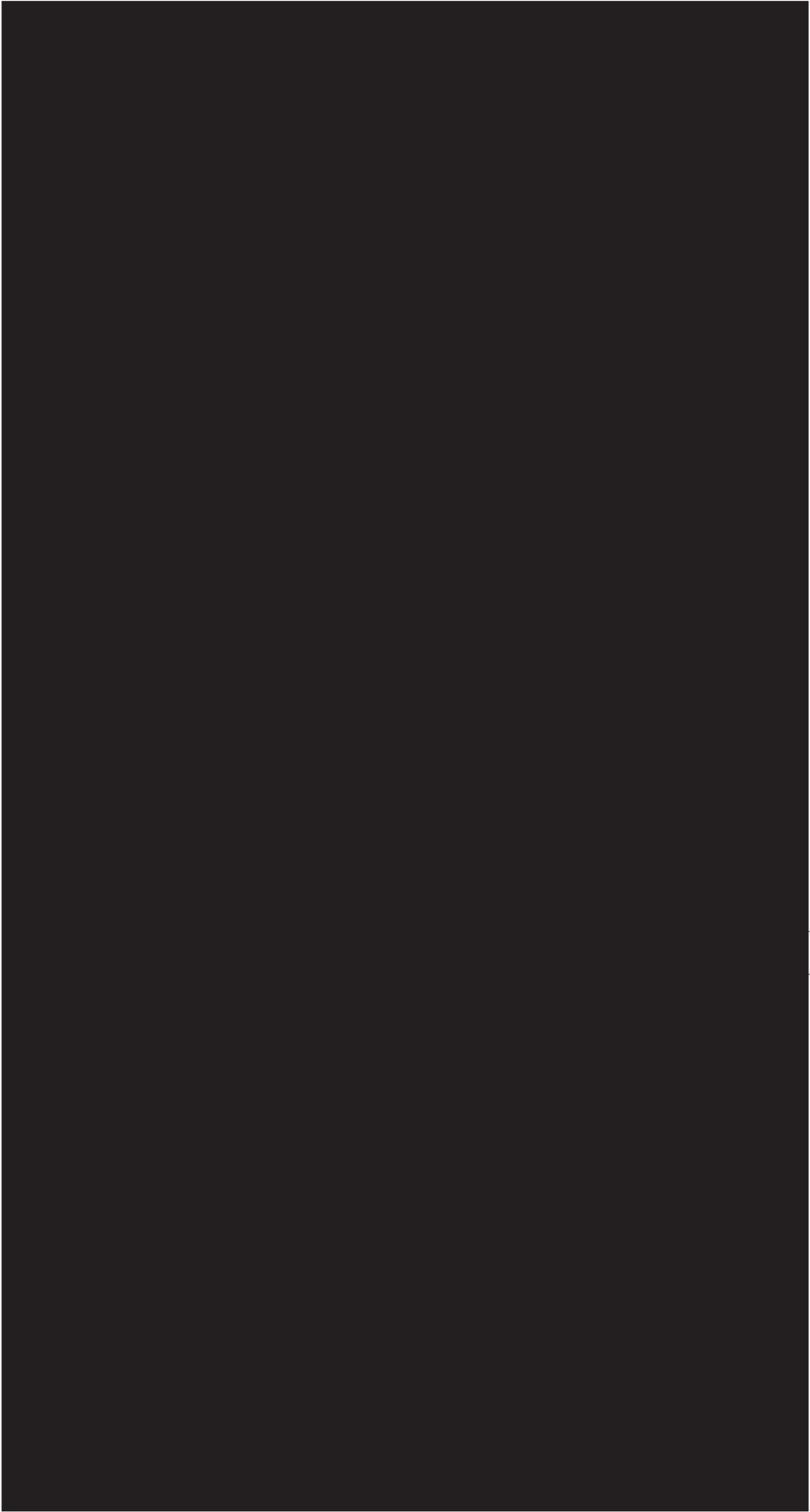
7. *the square footage and location of areas to be used as storerooms;*
(noted on attached floor plan)

8. *the location of the toilet facilities and hand washing facilities;*
(noted on attached floor plan)

9. *the location of a break room and location of personal belonging lockers;*
(noted on attached floor plan)

10. *the location of the areas to be used for loading and unloading of cannabis products for transportation;*
(noted on attached floor plan)

11. *the location of all cameras and external lights;*
(noted on attached floor plan)

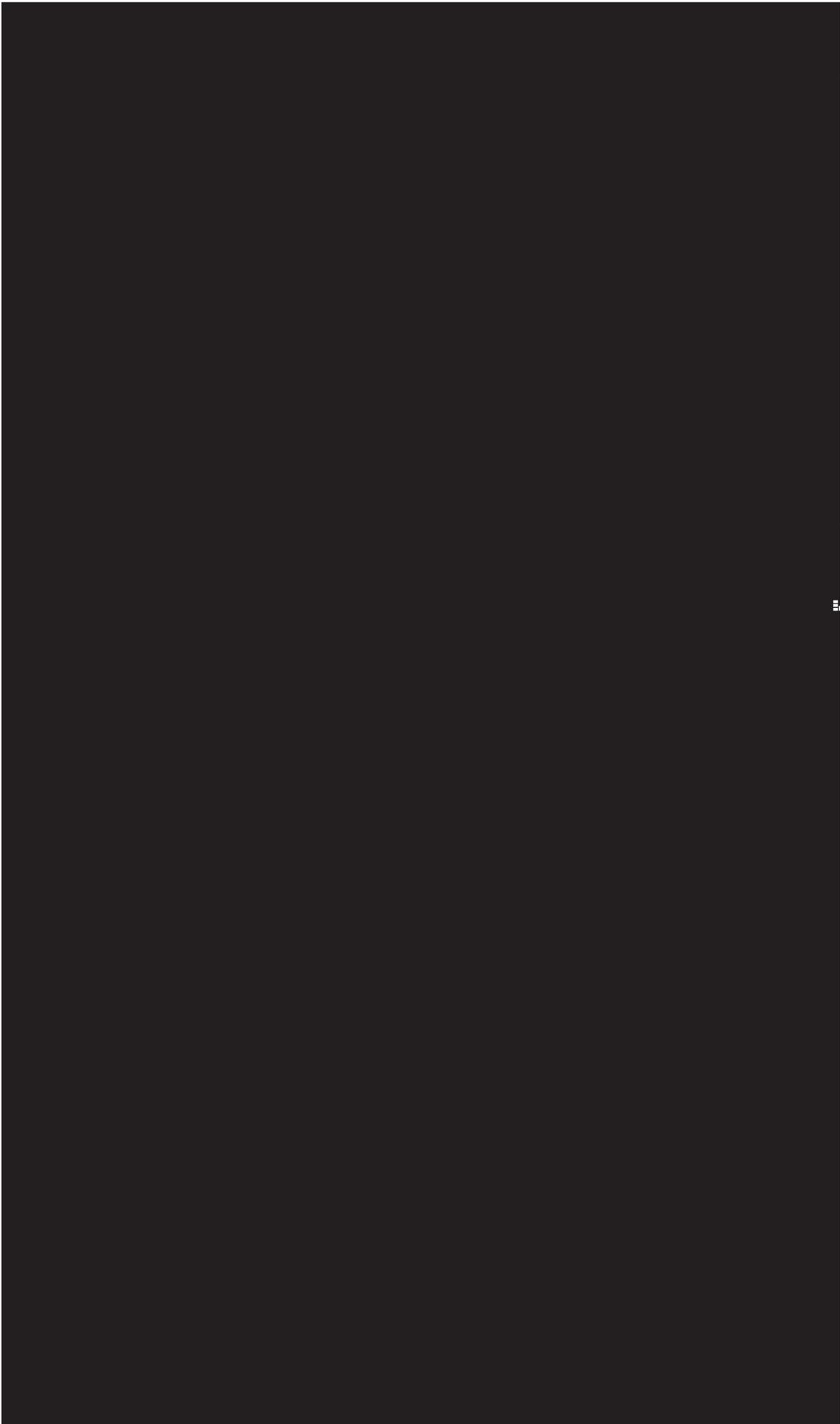




Submit for Company's Current Indoor Cannabis Cultivation Facility:

A blueprint (attached): [REDACTED]

1. *for indoor cannabis cultivation, the square footage of the areas where cannabis is to be grown;*
Total of 61,000 sq/ft of Cultivation area [REDACTED]
[REDACTED]
2. *the total number of grow lights per room;*
 - i. [REDACTED]
[REDACTED]
[REDACTED]
3. *the square footage of the areas where cannabis is to be harvested;* [REDACTED]
[REDACTED]
[REDACTED]
4. *the area where cannabis is to be dried, trimmed, and cured;*
[REDACTED] Per State approval, drying, trimming, curing, and storage is currently being completed in [REDACTED] (noted on attached floor plan)
5. *the square footage of the areas where cannabis is to be packaged for wholesale.*
[REDACTED] Per State approval, packaging for wholesale to processors is currently being completed in [REDACTED]
6. *the total square footage of the cultivation facility;*
Total facility 66,865 sq/ft
7. *the square footage and location of areas to be used as storerooms;*
[REDACTED] Currently, cannabis biomass is stored in [REDACTED] (noted on attached floor plan)
8. *the location of the toilet facilities and hand washing facilities;*
Located at the [REDACTED]
9. *the location of a break room and location of personal belonging lockers;*
Personal lockers are located [REDACTED]. Break room area is located [REDACTED]
[REDACTED]
10. *Once construction is completed, the location of the areas to be used for loading and unloading of cannabis products for transportation;* [REDACTED]
[REDACTED]
[REDACTED] Currently, loading/unloading is being completed [REDACTED]
11. *the location of all cameras and external lights*
(noted on attached floor plan)



Submit the cannabis cultivation facility's most up-to-date security plan. Security plans shall include:

Security Plan

[REDACTED]

a) Zion Cultivars currently has the following security features in place:

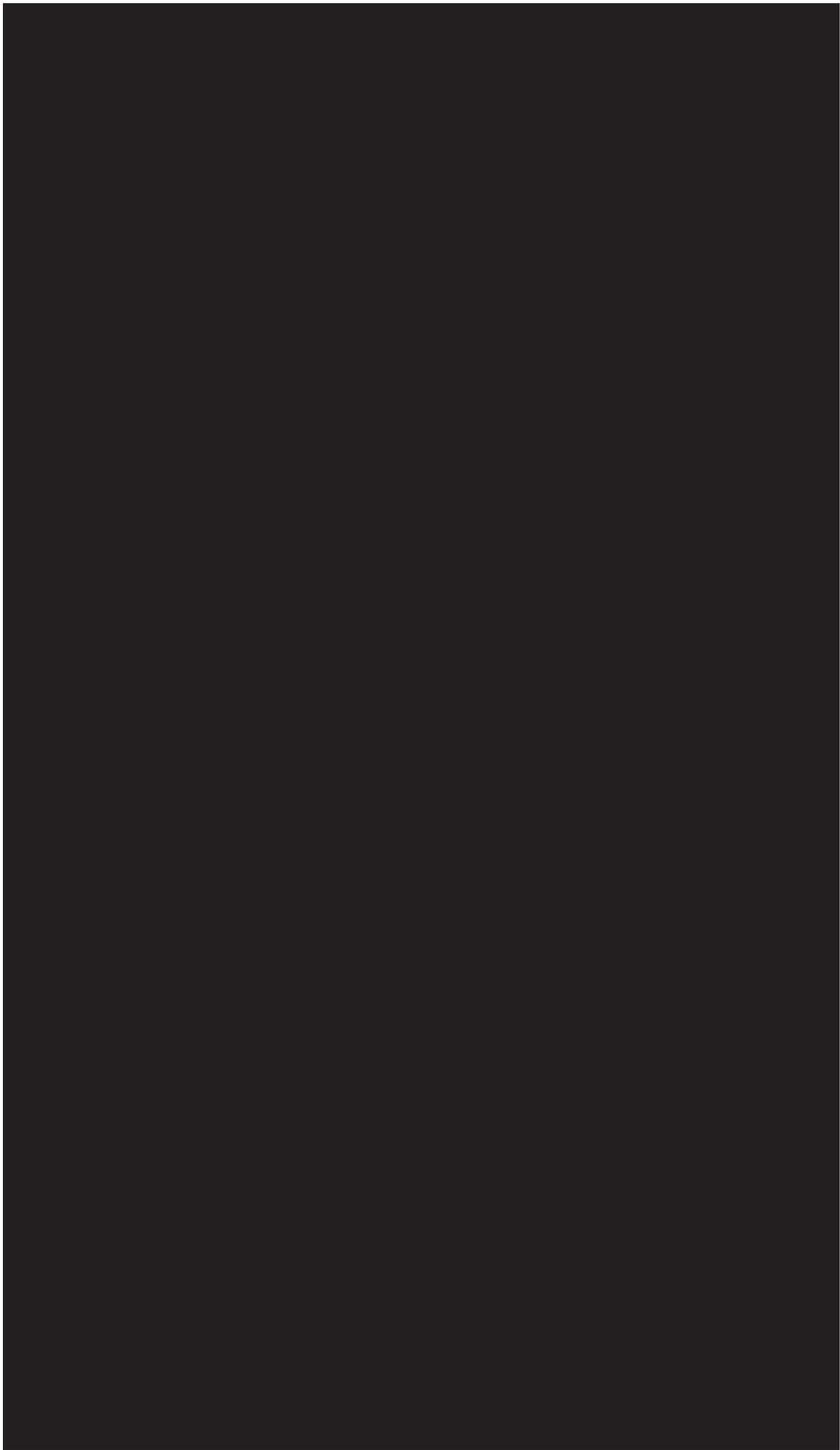
1. [REDACTED] HID Prox access control card readers [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
2. 1200 lb. Mag Locks on doors with access control.
3. [REDACTED] fixed exterior security cameras that record continuously and capture each entrance and exit, or ingress and egress vantage point. [REDACTED]
[REDACTED] footage for the exterior security cameras is currently retained for [REDACTED] days.
4. [REDACTED] fixed interior security cameras that record continuously and allow for the clear and certain identification of any person or activity in a controlled area. [REDACTED]
[REDACTED] footage is currently retained for [REDACTED] days.
5. [REDACTED] outdoor lighting fixtures [REDACTED]
[REDACTED]
6. [REDACTED] fixed motion sensors [REDACTED]
[REDACTED]
7. An alarm system [REDACTED]
[REDACTED]
8. Battery back-up system [REDACTED]
[REDACTED]

b) In the event of a potential security breach or an active intrusion alarm, the following people shall be notified by Mountain West Security, 24/7:

- [REDACTED]
- [REDACTED]
- [REDACTED]

c) Zion Cultivars stores footage [REDACTED]
[REDACTED]
[REDACTED]

d) Should UDAF inspectors require immediate access to current and archived video footage, it is available at the facility. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



[REDACTED]

a) Zion Cultivars – [REDACTED] has implemented the following security features:

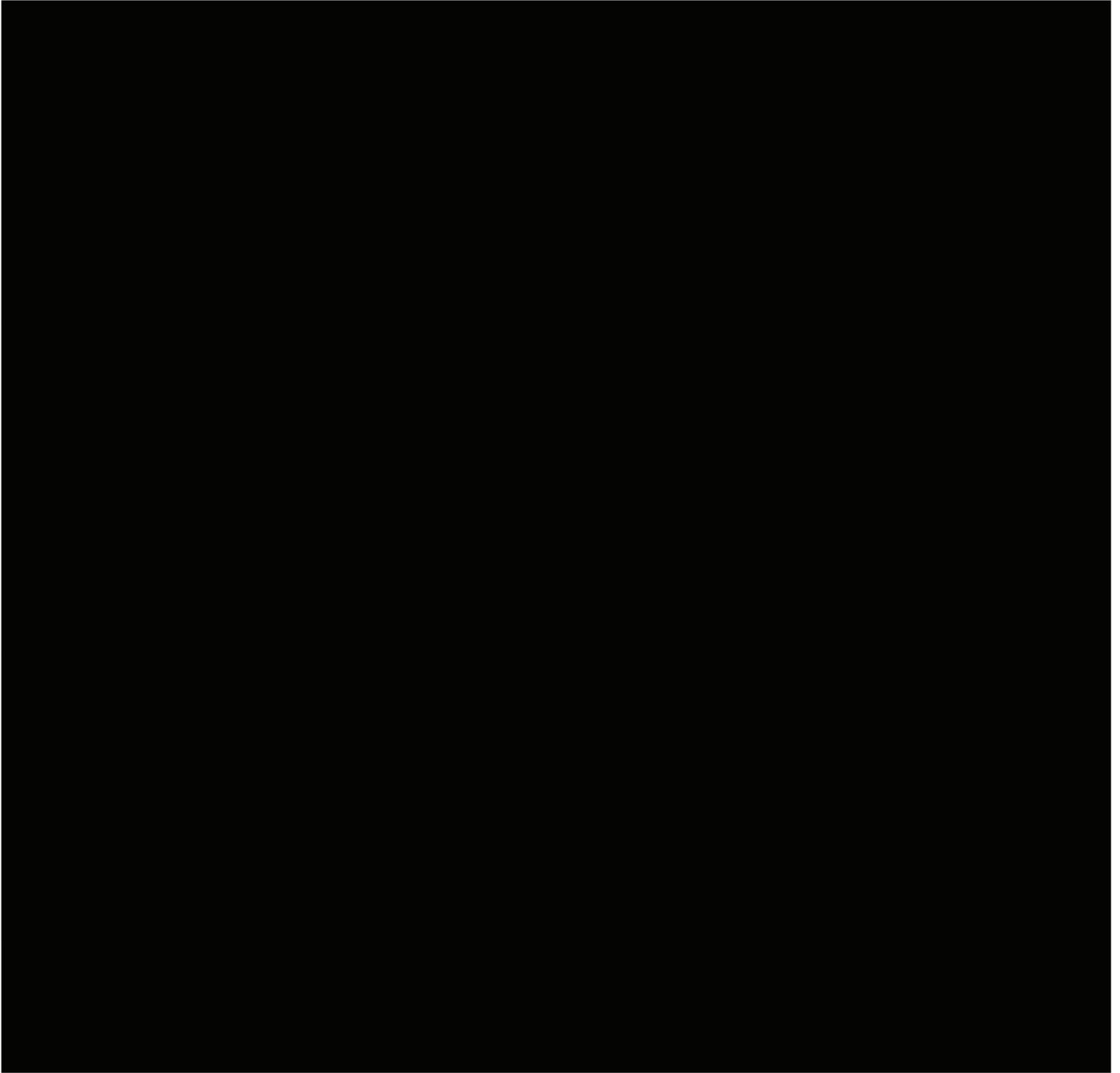
1. [REDACTED] HID Prox access control card readers [REDACTED]
[REDACTED]
[REDACTED]
2. 1200 lb. Mag Locks on doors with access control.
3. [REDACTED] fixed exterior security cameras that will record continuously and capture each entrance and exit, or ingress and egress vantage point. [REDACTED]
[REDACTED] footage for the exterior security cameras will be retained for a minimum of [REDACTED]
4. [REDACTED] fixed interior security cameras that record continuously and allow for the clear and certain identification of any person or activity in a controlled area. [REDACTED]
[REDACTED] footage will be retained for a minimum of [REDACTED]
5. [REDACTED] outdoor lighting fixtures [REDACTED]
[REDACTED]
6. [REDACTED] Infrared motion sensors [REDACTED]
[REDACTED]
7. An alarm system [REDACTED]
[REDACTED]
8. Battery back-up system [REDACTED]
[REDACTED]
9. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

b) In the event of a potential security breach or an active intrusion alarm, the following people shall be notified by Mountain West Security, 24/7:

- [REDACTED]
- [REDACTED]
- [REDACTED]

c) Zion Cultivars - [REDACTED] will store footage [REDACTED]
[REDACTED]
[REDACTED]

d) Should UDAF inspectors require immediate access to current and archived video footage, it is available at the facility. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

[Redacted]

6. Labelling Practices

- a. We strive to stay within accordance with Section R68-27-7 [Redacted]

[Redacted]

[Redacted text block]

7. Reconciliation Practices

a. We strive to stay within accordance of Section R68-27-7 [Redacted text block]

b. Subparts A-F, as stated in R68-27-7-6, have been explained previously.

c. Concerning Subparts G-I, as stated in R68-27-7-6: Identities of individuals performing work are collected [Redacted text block]

[Redacted text block] Waste disposal is done [Redacted text block]
[Redacted text block]

Provide the proposed medical cannabis cultivation facility's storage protocols, both short and long-term, to ensure all cannabis is stored in a manner that is sanitary and preserves the integrity of the cannabis in accordance to R68-27-11, Minimum Requirements for Storage and Handling of Cannabis.

Storage Protocols

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]. All bins are stored at least 6 inches above floor [REDACTED]. Once the product finishes curing, it is transferred to bulk inventory [REDACTED] for further processing where they are stored in the vault, at least 6 inches off of the floor.

All cannabis or cannabis products [REDACTED] are stored separately from any chemicals, lubricants, pesticides, fertilizers, or other potential contaminants, within properly sanitized storage bins lined with plastic sanitary food grade bags. [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Zion Cultivars

Updated and Amended Operating Plan

Renewal November 2023

Submit the procedures documenting how the cannabis cultivation facility will dispose of excess and medical cannabis waste in compliance with federal and state laws laid out in Utah Code 4-41a-405 and Rule R68-27-13 Cannabis Waste Disposal.

Disposal Plan

Personnel determine the nature and quality of all solid waste to determine if it is:

- Cannabis waste generated from the cannabis plant [REDACTED]
[REDACTED]
[REDACTED]
- Any waste deemed nonhazardous [REDACTED]
[REDACTED]
 - Waste deemed compostable is rendered unusable by grinding such waste and incorporating at least 50% of volume to include ground non-cannabis organic waste, [REDACTED]
[REDACTED]
[REDACTED].
 - Waste deemed non-compostable is rendered unusable by grinding such waste and incorporating at least 50% of volume to include ground non-cannabis waste, [REDACTED]
[REDACTED]
[REDACTED]
- Any waste deemed hazardous is rendered unusable and disposed of in accordance with applicable state and local laws for the type of waste generated [REDACTED]
[REDACTED]
[REDACTED]

Detail the procedures the cannabis cultivation facility has employed to meet the transport and transfer requirements of Utah Code 4-41a-404 "Cannabis, cannabis product, or medical cannabis device transportation" and Utah Administrative Rule R68-27-9 Transportation.

Transport Procedures

All transportation of cannabis from Zion Cultivars cultivation facilities follow Utah transport and transfer requirements. A transport manifest that includes all required information is created prior to any transfer or transport. A copy of the transport manifest s [REDACTED]

[REDACTED]. Only licensed agents are permitted [REDACTED]
[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
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[Redacted]

[Redacted]

[Redacted]

[Redacted]

Monthly production estimations for the next year. This should include an outline of grow cycles and monthly biomass estimates after drying and curing.

Production Estimates

[Redacted]

[Redacted]

Production Estimates – Payson

[Redacted]

Production Estimates – Monroe

[Redacted]

List of all FERTILIZER(S) used by the cultivation facility and an overview of application rates for each state of the grow cycle.

Fertilizers – applicable for [REDACTED]

Zion Cultivars' cultivation process includes both [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Zion Cultivars uses general proprietary blends [REDACTED]



[Redacted]

[Redacted]

Listed below are the application rates for each blend:

[Redacted]

List all Pesticide(s) used by the cultivation facility and an overview of application rates

Pesticides – applicable for both sites: [REDACTED]

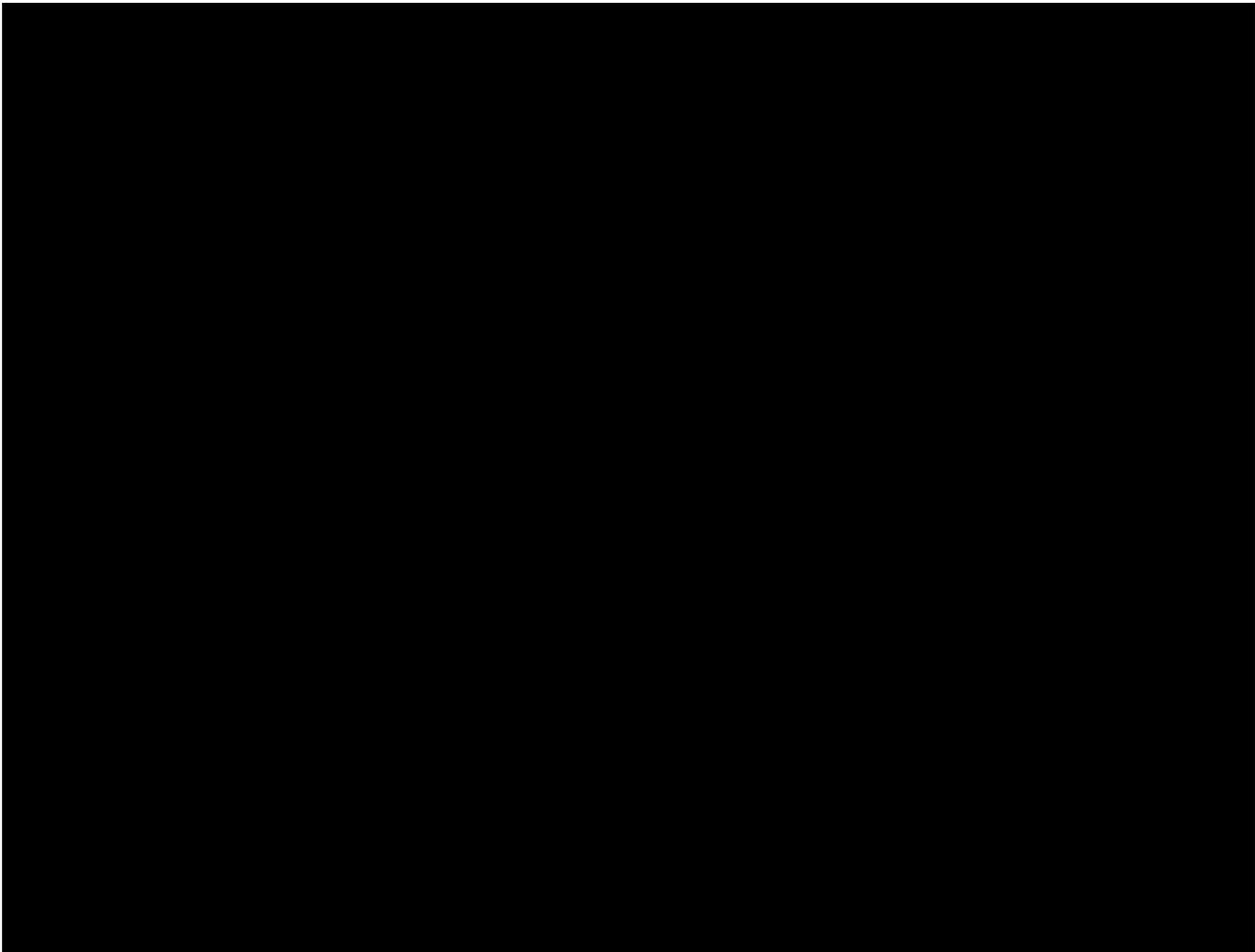
Zion Cultivars uses general proprietary blends for pesticides [REDACTED]
[REDACTED]

[REDACTED] Listed below are the application rates for each blend.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Integrated Pest Management Plan

[REDACTED]
[REDACTED]
[REDACTED]



Biosecurity Procedures

1) Personnel

[Redacted text block containing multiple lines of blacked-out content under the '1) Personnel' section.]

2) Cultivation

[Redacted text block containing multiple lines of blacked-out content under the '2) Cultivation' section.]

[Redacted text block]

Crop turn-around and sterilization protocol

[Redacted text block]

3) Post-Harvest Areas

[Redacted text block]

4) Additional Items

[Redacted text block]

Pesticide and Fertilizer Storage

All pesticides and fertilizers used in our cannabis cultivation facility are stored, logged, handled, applied, monitored, and disposed of in accordance with R68-27-9 Cannabis Cultivation, the Utah Medical Cannabis Act, and all other state and local laws, rules, and regulations.

[Redacted text block]

- [Redacted list item]
- [Redacted list item]
- [Redacted list item]
- [Redacted list item]

[Redacted text block]

[REDACTED]

[REDACTED]

6) A cannabis cultivation facility operating plan shall include:

b) When and how fertilizers are to be applied during the production process;

[REDACTED]

c) Water usage and wastewater disposal

[REDACTED]

d) A Waste disposal plan

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]

- [REDACTED]

- [REDACTED]

- [REDACTED]

- [REDACTED]

Outline the timeline and procedure for the facility to Harvest, Dry, Trim, and Cure each Harvest Lot.

Cultivation Plan

This Cultivation Operating Plan outlines the techniques, methods and standards Zion Cultivars has implemented to ensure safe, sustainable, and proper cultivation of a steady, uninterrupted supply of medical cannabis. [REDACTED]

Description of Each Growth Phase

- Germination Stage: [REDACTED]
- Seedling Stage: [REDACTED]
- Flower Testing Stage: [REDACTED]
- Re-Vegetating Stage: [REDACTED]
- Mother Plant Stage: [REDACTED]
- Clone Stage: [REDACTED]

• Vegetative Stage:

• Flowering Stage:

• Harvest Stage:

[Redacted text block]

- [Redacted list item]

- [Redacted]

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Provide the medical cannabis cultivation facility's written plan and procedures to handle potential recalls and destruction of cannabis because of contamination in accordance to R68-27-11 Recall Protocol.

Recall Protocol

In accordance with R68-27-11 Zion Cultivars has put in place a Recall Protocol.

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED] Zion Cultivars is ready to respond immediately. If Zion Cultivars detects a problem, or are alerted to a recall from another party, [REDACTED] Zion Cultivars' recall coordinator will [REDACTED] Our recall coordinator will proactively provide updates to the Department and quickly respond to any Department inquiries regarding the recall until such time as the Department has deemed that the recall has ended.

As the potentially unfit or contaminated cannabis product is identified and located, Zion Cultivars will [REDACTED]

Once samples of the quarantined [REDACTED] in accordance with the Department's instructions and oversight, such affected cannabis product will be destroyed or disposed after rendering it useless in accordance with waste protocols. [REDACTED]

[REDACTED]

[REDACTED]

The selected required Recall Coordinator [REDACTED]

The selected required Recall Coordinator [REDACTED]

